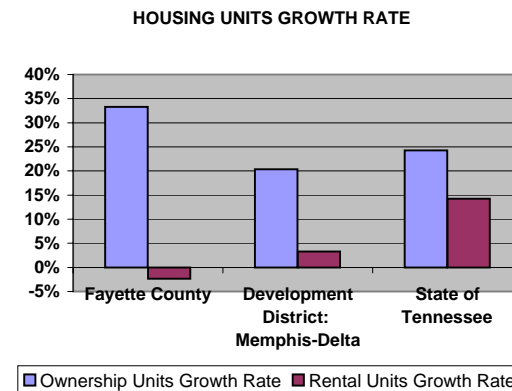
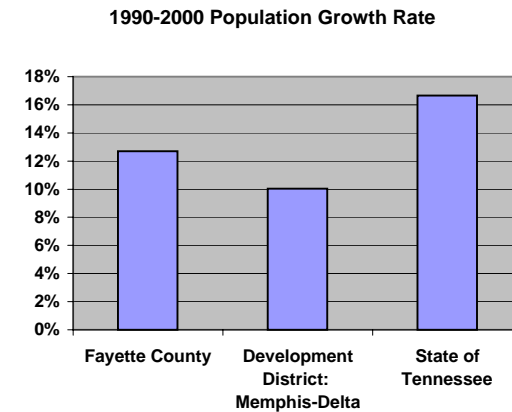


Population and Housing Market Profiles: Fayette County

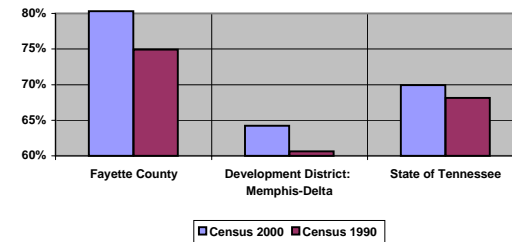
	Fayette County	Development District: Memphis-Delta	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	28,806	1,004,650	5,689,283
<i>1990-2000 Population Growth Rate</i>	12.7%	10.0%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	10,398	469,709	953,349
<i>1990-2000 Growth Rate</i>	-7.9%	21.2%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	100	18,316	73,505
<i>1990-2000 Growth Rate</i>	566.7%	132.6%	130.9%
Hispanic population			
<i>Census 2000</i>	298	24,598	123,838
<i>1990-2000 Growth Rate</i>	129.2%	221.5%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	8,407	241,746	1,561,363
<i>Ownership Units Growth Rate</i>	33.3%	20.3%	24.3%
<i>Owner Market Vacancy rates</i>	1.9	1.4 to 2	2.0
Rental Units			
<i>Census 2000</i>	2,060	134,760	671,542
<i>Rental Units Growth Rate</i>	-2.3%	3.3%	14.3%
<i>Renter Market Vacancy rates</i>	5.5	5.4 to 8.3	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	13.7%	28.6%	25.4%
<i>Percent of units built after 1990</i>	31.9%	18.6%	23.5%



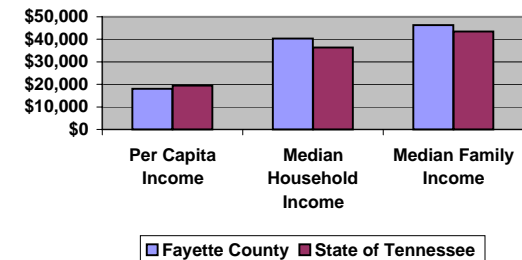
Population and Housing Market Profiles: Fayette County

	Fayette County	Development District: Memphis-Delta	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	80.3%	64.2%	69.9%
<i>Census 1990</i>	74.9%	60.6%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	73.1%	53.7%	50.5%
<i>Census 1990</i>	65.5%	48.1%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	93.8%	49.1%	50.3%
<i>Census 1990</i>	75.0%	47.9%	45.1%
Hispanic			
<i>Census 2000</i>	53.6%	33.6%	35.8%
<i>Census 1990</i>	54.1%	44.4%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$17,969	\$13682 to \$20856	\$19,393
<i>Median Household Income</i>	\$40,279	\$29751 to \$41856	\$36,360
<i>Median Family Income</i>	\$46,283	\$36841 to \$47386	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	87%	N/A	58%
<i>Median Household Income</i>	81%	N/A	47%
<i>Median Family Income</i>	73%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	4,053	155,210	746,789
<i>Families below Poverty Level</i>	877	33,157	160,717
<i>% of Persons below Poverty Level</i>	14.3%	15.8%	13.5%

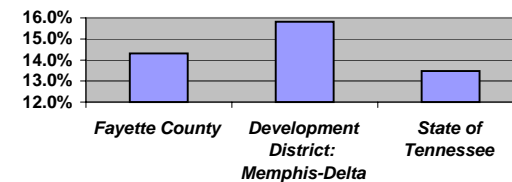
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



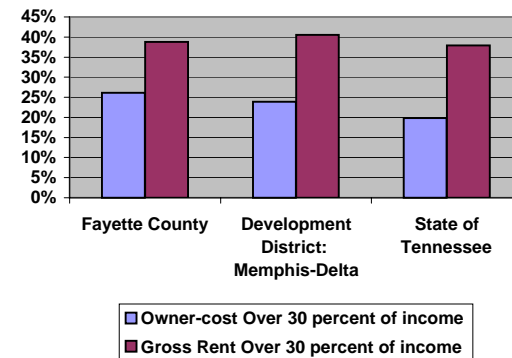
% of Persons below Poverty Level



Population and Housing Market Profiles: Fayette County

	Fayette County	Development District: Memphis-Delta	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$100,100	\$59,900 to \$100,100	\$93,000
<i>1990-00 increase in home value</i>	92.9%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	26.1%	23.9%	19.9%
<i>Owner-cost Over 35 percent of income</i>	19.6%	17.6%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$383	\$383 to \$566	\$505
<i>1990-00 increase in Gross Rent</i>	58.9%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	38.8%	40.6%	37.9%
<i>Gross Rent Over 35 percent of income</i>	32.0%	32.8%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	102	2,364	14,340
<i>Lacking complete kitchen facilities</i>	90	2,185	13,324
<i>Over crowding (over 1 person per room)</i>	378	18,241	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	31.5%	36.9%	52.1%
<i>Utility Gas</i>	38.5%	59.5%	36.0%
<i>Bottled or LP Gas</i>	25.4%	2.7%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	15.7%	22.3%	20.7%
<i>Moved into the unit in 1995 or later</i>	44.4%	53.1%	49.6%
<i>Moved into the unit in 1990 or later</i>	61.4%	69.0%	65.7%
Mobile Home Units (2000 Census)			
	1,960	10,701	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

